

INDUSTRIAL FOR SALE & LEASE

±4,320 SF CLEAR SPAN OFFICE/WAREHOUSE BUILDING IN FRESNO CA

1308 W Iota , Fresno, CA 93728



Sale Price

\$449,000

Lease Rate

\$3,500.00 PER MONTH

PROPERTY HIGHLIGHTS

- Two Freestanding Buildings Totaling ±4,320 SF
- Located on ±0.35 Acres
- Warehouse Building - ±3,600 SF
- Office Building - ±720 SF
- Covered Structure - 20' x 24'
- Fully Paved Yard Area + Fenced In
- (4) 12x12 Roll Up Doors W/14' Clear Height
- Excellent Access to FWY-180 & FWY-99
- 600 AMPS, 3 Phase Power
- Small Office + Oversized Warehouse
- Close Proximity to Major Traffic Generators

OFFERING SUMMARY

Building Size:	4,320 SF
Warehouse:	±3,600 SF
Office:	±720 SF
Lot Size:	0.35 Acres
Price / SF:	\$103.94
Zoning:	NMX
Market:	Fresno
Submarket:	West Fresno
APN:	449-
Cross Streets:	W Iota Ave & Parkway Dr

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PROPERTY DESCRIPTION

±4,320 SF clear span freestanding warehouse building with detached office on 0.35 acres of land with CA-99 exposure. The Warehouse building is ±3,600 SF which includes (4) 12'x12' rollup doors, (2) man doors, 14' clear height, & a 20'x24' covered structure that connects the office and warehouse. The Office building is ±720 SF located on east side of the property with direct access to the entrance gate.

The two buildings total ±4,320 SF & are fully fenced with a completely paved yard area, two main entrances, at a strategic location in Central Fresno with multiple access points to major streets & freeways. The warehouse is currently split into two sections which are ±1,950 and ±1,650 SF.

LOCATION DESCRIPTION

The property is located off Belmont Avenue in Fresno, CA. The property is North of W White Ave, South of Belmont Ave, West of N Parkview Dr, and East of N Parkway Dr. The community is located in the San Joaquin Valley between Madera and Kingsburg. Surrounding tenants include McDonalds, Jack in the Box, Denny's, Rally's, Carls Jr., Starbucks, Traingle Burger, Dutch Bros, Wells Fargo, Union Bank, Bank of the West, Kuppa Joy, Al's Cafe, Security Bank, Fulton Street Coffee, Rare Earth Coffee, The Revue, La Posta Restaurant, and many others!



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1308 W Iota Ave	Available	4,320 SF	Modified Gross	\$3,500 per month

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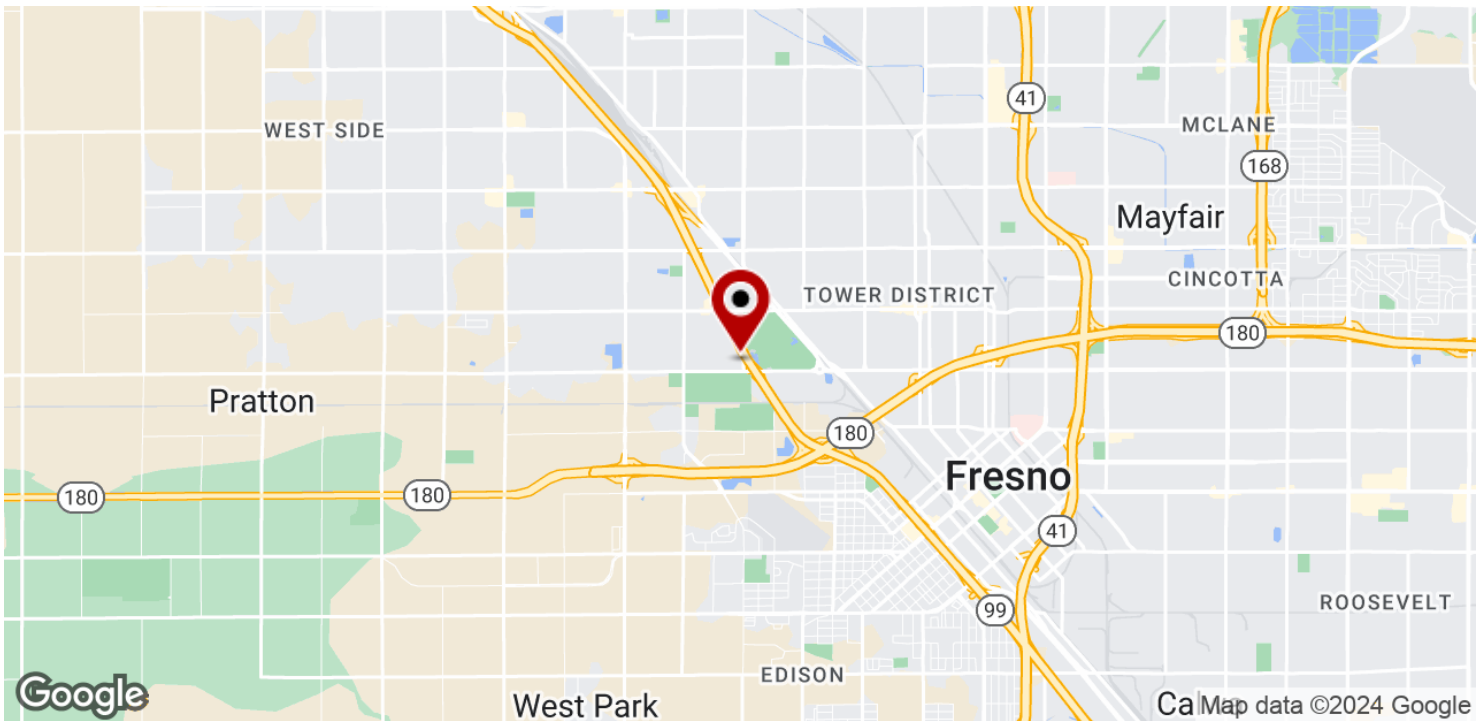
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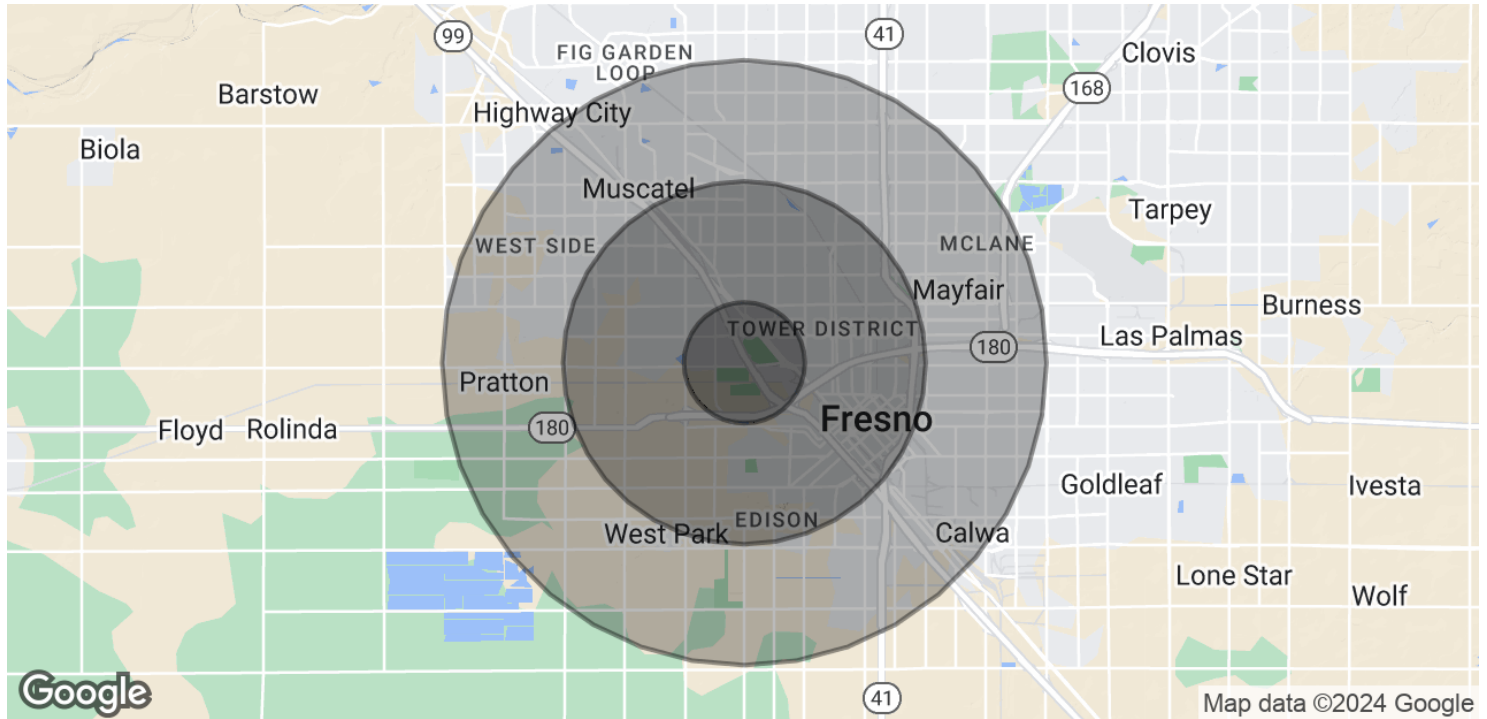
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	766	13,196	62,872
Average Age	34.2	36.3	31.7
Average Age (Male)	35.8	37.0	30.9
Average Age (Female)	32.0	36.8	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	238	3,839	18,051
# of Persons per HH	3.2	3.4	3.5
Average HH Income	\$80,975	\$85,950	\$64,069
Average House Value	\$280,251	\$270,976	\$221,113
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	77.3%	72.1%	76.8%

* Demographic data derived from 2020 ACS - US Census

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